

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

July 25, 2019

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER**ROLL CALL**[190157.](#)

City Plan Board Attendance Roster: November 29, 2018 through July 25, 2019 (B)

Explanation: City Plan Board attendance roster for Board Members to review.

[190157_CPBA Attendance_2019_20190725](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - June 27, 2019**[190158.](#)

Draft minutes of the June 27, 2019 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the June 27, 2019 meeting and vote to approve the minutes.

Staff to the City Plan Board - Review and approve the draft minutes.

[190158_CPBA 190627 Minutes draft_20190725](#)

ANNOUNCEMENT: Section 30-3.3 of the Land Development Code establishes the Plan Board, including its membership; rules of procedure; and functions, powers and duties. The Plan Board is advisory to the City Commission on most planning petitions. Appeals of Plan Board decisions concerning Special Use Permits are to a hearing officer within 30 calendar days of the decision (see Sec. 30-3.58(C.) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-3.58.

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**[190083.](#)

Special Use Permit to Allow a Carwash with Associated Facilities in the MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-177 SUP. CHW, Inc., agent for The Gallo Family, owners. Request for a Special Use Permit with development plan review to allow construct of a carwash with associated facilities. Zoned: MU-1

(8-30 units/acre mixed-use low intensity). Located at 3028 and 3036 NW 13th Street.

Explanation: The City Plan Board reviewed this petition for a Special Use Permit on June 27, 2019. After receiving testimony from staff, the applicant and the general public concerning the proposed carwash, the board entertained a motion to deny the petition, which failed by a vote of 3 to 3. A second motion to continue the petition to the July 25, 2019 meeting was adopted by a vote of 6 to 0.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-18-177 SUP with conditions.

[190083 Staff Report w Appendices A-B 20190725](#)

NEW BUSINESS

[190168.](#)

Special Use Permit to Allow for an Increase in the Number of Students at B'nai Israel School from 90 to 143 (B)

Petition PB-19-60. Stuart Cullen, agent for Congregation B'nai Israel. Request for a Special Use Permit to allow for an increase in the number of students at B'nai Israel School from 90 to 143. Located at 3830 North West 16th Boulevard.

Explanation: This petition is a request to increase the approved number of students at the existing B'nai Israel School from 90 to 143. The subject property is zoned Residential Single-Family (RSF-1) which allows for places of religious assembly via Special Use Permit. Within the RSF-1, RSF-2, RSF-3, RSF-4 and U1 districts, day care centers and schools may be allowed as accessory uses to places of religious assembly which have received Special Use Permit approval. A 2002 Special Use Permit approved for the subject site specified that any increase in the number of students would require an amendment to the Special Use Permit. The purpose of this review is to determine compliance of the proposal with the criteria for a Special Use Permit established in Section 30-3.24.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Approve Petition PB-19-00060 SUP.

[190168 Staff Report w Exhibits A-F 20190725](#)

[190169.](#)

Amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 Dwelling Units per Acre to City of Gainesville Residential Low-Density (RL): up

to 15 Units per Acre (B)

Petition PB-19-70 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre. Generally located south of East University Avenue and west of SE 38th Street.

Explanation: The subject property consists of three wooded parcels totaling approximately 11.18 acres in the Lake Forest Farms subdivision. The property owner has submitted a voluntary annexation petition which is scheduled to be heard before the City Commission for first reading on August 1, 2019, and second reading on August 15, 2019 (Ordinance No. 181064). State and local laws require Alachua County land use, zoning and subdivision regulations to remain in effect on annexed property until the City's Comprehensive Plan is amended. This application is a City-initiated request to amend the land use category on the subject property from Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low Density: up to 15 units per acre. A concurrent application requesting that the property be rezoned from Alachua County Residential Single-Family (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multi-Family Residential (RMF-5): maximum 12 dwelling units per acre is filed under Petition PB-19-71 ZON. The proposed land use change, if approved, will facilitate future residential development of the subject property.

Fiscal Note: None

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-70 LUC.*

[190169 Staff Report w Exhibits A-E 20190725](#)

[190170.](#)

Rezone Property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 Dwelling Units per Acre to City of Gainesville Single/Multifamily (RMF-5): Maximum 12 Dwelling Units per Acre (B)

Petition PB-19-71 ZON. City of Gainesville. Rezone property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multifamily (RMF-5): maximum 12 dwelling units per acre. Generally located south of East University Avenue and west of SE 38th Street.

Explanation: The subject property consists of three wooded parcels totaling approximately 11.18 acres in the Lake Forest Farms subdivision. The property owner has submitted a voluntary annexation petition which is scheduled to be heard before the City Commission for first reading on August 1, 2019, and second reading on August 15, 2019 (Ordinance No.

181064). State and local laws require Alachua County land use, zoning and subdivision regulations to remain in effect on annexed property until the City's Comprehensive Plan is amended. This application is a City-initiated request to change the zoning designation on the subject property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multifamily (RMF-5): maximum 12 dwelling units per acre. A concurrent application requesting to amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre is filed under Petition PB-19-70 LUC. The proposed rezoning, if approved, will facilitate future residential development of the subject property.

Fiscal Note: None

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-71 ZON.*

[190170 Staff Report w Exhibits A-E 20190725](#)

[190171.](#)

Amend Land Development Code Section 30-7.3 to Clarify that Excess Parking Restrictions are not Applicable to Parking Structures (B)

Petition PB-19-84 TCH. City of Gainesville. Amend Land Development Code Section 30-7.3 to clarify that excess parking restrictions are not applicable to parking structures.

Explanation: This petition proposes to amend the Land Development Code to clarify that regulations which restrict excess parking at a development site are not intended to apply to new parking structures. The Land Development Code specifies the number of parking spaces that may be permitted for a development and allows for additional parking of 10 spaces or 10% of the required number of spaces, whichever is greater, if justified by the applicant. Parking provided in excess is not permissible, as stated in Policy 10.6.1 of the City's Comprehensive Plan.

Fiscal Note: None

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-84 TCH.*

[190171 Staff Report w Exhibits A-B 20190725](#)

BOARD MEMBER COMMENTS

ADJOURNMENT

NEXT MEETING - August 22, 2019

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.